

1871

Making History

CITY OF BRYAN ANNUAL REPORT 2003

2003



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Dear Friends:

History. That attribute, perhaps more than any other, defines the City of Bryan.

Reminders of our city's past are everywhere.

Our history is in our downtown, our turn-of-the-century buildings, our period homes, legacy families and businesses. Even our street names serve as a glimpse into our past: Bryan, Coulter, Haswell, Mitchell and Parker. Those and many others were our pioneers, entrepreneurs, educators and politicians.

Like many towns and cities, Bryan has enjoyed fast times and slow. Looking back, 2003 found us moving from the latter to the former. There was significant accomplishment in street rehabilitation and new infrastructure; unprecedented restoration in Historic Downtown and redevelopment at the once-proud Manor East Mall; and major strides in technology and fiscal responsibility.

This 2003 annual report allows us to look back at a few highlights, while reflecting on our nearly 135 years as a city.

Whether it's through renovation and preservation, community partnerships, recreation or technology, the City of Bryan continues to make history every day.

As your mayor, I'm honored to be a part of it.

Best regards,

A handwritten signature in dark ink, reading "Jay Don Watson". The signature is fluid and cursive, with the first name "Jay" and last name "Watson" clearly legible.

Jay Don Watson

Making History

Like many Texas communities in the mid- and late-19th century, Bryan began as a small-town stop along the state's expanding railway system. But almost from the beginning, Bryan was different: It quickly distinguished itself from the many other railway stops across the state by flourishing into a vibrant—and permanent—center of business and trade.

In the nearly 135 years since Bryan's founding, many Texas railroad stops became nothing more than ghost towns. But the optimistic spirit and determination that built Bryan in its early years continues to define Bryan today. It is a community that successfully couples dynamic growth with historic importance.



making history through

Preservation & Redevelopment



1870 Bryan



Harvey Mitchell, Father of Brazos County



Main Street

Phase One Main Street

The most significant and aggressive rebuilding and restoration of Historic Downtown in decades. More than a facelift, the city invested \$3.2 million in a wider and more pedestrian-friendly Main Street that now features improved infrastructure, landscaped medians, enhanced parking, handicapped-accessible sidewalks, brick pavers, period lighting and other streetscaping elements.

LaSalle Hotel Celebrates 75 Years, Receives Historic Marker

Seventy-five never looked so good. The restored LaSalle Hotel isn't just for "heads in beds"; it also plays host to business meetings, group conferences, weddings, receptions, parties and the occasional tour. The LaSalle was recently designated a Historic Hotel of America and received a Texas Historical Marker to commemorate its significance to Bryan.

Historic Downtown: Building by Building

With Main Street renovations and the city's Downtown Improvement Program acting as catalysts, downtown's historic buildings are being renovated at a remarkable rate. Recent examples include the First National Bank Building, the Parker and Haswell buildings, the Charles Hotel and Hotel Bryan buildings, Corner of Time, Dollar General, Texas Furniture Company and Downtown Pharmacy. This level of private investment, along with the creation of the Downtown Bryan Economic Development Association, is spurring new growth and excitement in Bryan's oldest business district.



1942



La Salle Hotel



First National Bank



Carnegie Library 1940



Tejas Center Artist's Rendering

South College Avenue Overlay

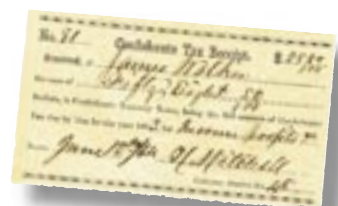
South College Avenue has transformed from worst to first in terms of drivability. Serving as a major north-south corridor, as well as a gateway from Texas A&M University/ College Station to Historic Downtown, rehabilitating South College Avenue is seen as a top city council priority – or strategic initiative – for Bryan's future development. While South College is now a smooth surface that also accommodates cyclists via designated lanes, future plans call for a widening of the road and the addition of decorative elements at major intersections.

Carnegie Library Turns 100

Bryan's newest centenarian is the Carnegie Library in Historic Downtown. Now known as the Carnegie Center of Brazos Valley History, it serves as a hub for state-of-the-art genealogical research. The fully restored library is flanked by a beautifully xeriscaped garden and features a new brick plaza in front to accommodate public art, Christmas tree displays and special events.

Tejas Center

A facelift and a name change: Ways to blend into the crowd? Hardly. Manor East Mall is being reinvented as the Tejas Center. Located for decades at Texas Avenue and Villa Maria Road, the development is undergoing major changes. Upon completion, the former indoor mall will be an airy, accessible outdoor shopping experience. The city did its part by orchestrating an engineering marvel: redirecting and covering the Burton Creek channel, reclaiming land to serve as the footprint for one of the largest HEB supermarkets in the state of Texas. Look for more retail space, improved access to the site, significant landscaping and an outdoor pavilion for local fund-raising events. This redevelopment project, occupying a key location on the city's Central Business Corridor, is a Bryan City Council strategic initiative.



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Technology



1867 County Map

Geographic Information System

Why should citizens care about having access to layers upon layers of computer-generated maps? Because Bryan's new Geographic Information System, or GIS, holds a wealth of useful information, whether you're seeking data on a specific parcel of land or are curious about the amenities of a city park. It's easy to use from home or the office and could save you a drive to city hall or the county courthouse. GIS is found at www.bryantx.gov.



Bryan Air Force Base 1953



Bravo! Bryan

Something strange happened when the City of Bryan employee newsletter was converted from a paper edition to an electronic issue. It wasn't that trees were spared, taxpayer money was saved and more flexibility was experienced through color and content. Those things were expected. But no one predicted that *Bravo! Bryan* would be named the best city newsletter (print or electronic) in the state by the Texas Association of Municipal Information Officers. Reasons cited: the newsletter is attractive, full of good information, and costs nothing to produce or disseminate. Other Texas cities are now using *Bravo! Bryan* as a model to change the way they communicate to employees.



Bryan Phone Directory 1939



Bryan-College Interurban 1910-1923



Get Connected

Being the first to know isn't a problem for *Get Connected* subscribers. The city's new e-mail Listserv® routinely rewards our favorite know-it-alls (now numbering in the hundreds) with press releases, emergency information, meeting agendas, feature stories, schedules of park activities and other special events. Why wait for the 10 p.m. news or the next day's newspaper? *Get Connected* and get it fast.

e-Slate Voting System

So long, punch card ballots; say hello to electronic voting. The new e-Slate system has proven easy to use, whether you're 8 or 80. Bryan, College Station and Brazos County now conduct elections in the most efficient and accurate way ever; and tabulating the ballots is performed in a snap. An added bonus is the e-Slate's accessibility for disabled citizens, whether blind, deaf or physically impaired.



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Community Partnerships



Bryan Motor Car Co. 1913



Neighborhood Association Partnership Program

This Bryan City Council initiative has experienced explosive growth in a short time. Registered neighborhood associations, whether spawned from existing homeowners associations or organized from scratch, now exist in all parts of Bryan. These registered neighborhood associations now enjoy a stronger voice at city hall, a new identity and pride, and the ability to secure matching grant funds from the city to implement beautification projects. How good is Bryan's Neighborhood Association Partnership Program? It was chosen, along with Las Vegas' program, as a national model for other cities in the United States to emulate.

East-Side Community Policing Center

Once one of Bryan's toughest neighborhoods, Henderson Street is now home to the Bryan Police Department's East-Side Community Policing Center. The duplex is headquarters to various police units, but also serves the community through educational outreach programs and learning partnerships with Texas A&M University. Residents feel safer with the center in their neighborhood and appreciate the positive relationship the officers have with area kids.



Officer Bret Boswell

Bicycle Patrol Uniforms

When the Bryan Police Department's bicycle patrol officers needed new uniforms, but didn't have funds designated to buy them, they turned to the people they protect on a daily basis: Downtown business owners. The Downtown Bryan Economic Development Association quickly answered the call for help, donating enough money to purchase five uniforms for each bicycle patrol officer. Now the officers look and feel more professional, while enjoying enhanced visibility during the day and night.



City Hall Groundbreaking 1929



Bryan Aquatic Center



Bryan High School football team 1918



Mayor's Downtown Impact Award

The award recognizes the person, business or organization having the most positive impact on Historic Downtown. These days, it's a tough call, thanks to so much renovation, redevelopment and cheerleading for the community's only downtown. Past recipients have been business owners, philanthropists and visionaries — an elite group that does exceptional work to make Historic Downtown a better place.

Bryan Leadership Academy

With a few annual classes under its belt, the Bryan Leadership Academy continues to educate local residents about all aspects of municipal government Bryan style. Reviews are consistently good, with graduates remarking on how they never knew so much went on behind the scenes. This citizen university has proved to be a great way to convert even the harshest critics of the city into advocates.

Summer Sundays at Sadie Thomas Park

It took time, but a group of Bryan Police officers, concerned residents and hopeful clergy successfully pushed drug dealers out of Sadie Thomas Park, making it a safe place to play and worship. Once home to a variety of illegal activities, Sadie Thomas Park is now the summertime host to an organized series of events — Summer Sundays — that feature church services, cookouts, games and fellowship. Another catalyst to the positive change: public-private partnerships to clean up East Martin Luther King Jr. Street. Gone are the slums, blight and trash heaped in vacant lots. Residents and property owners along East MLK now exhibit a new pride in a safe, clean neighborhood.



making history through

Recreation & the Outdoors



Traditions Golf Course, Hole #7

Traditions Golf Course & Country Club

A premier golf and residential development on Bryan's West Side, and home to Texas A&M University's golf teams. Golfers not only will have a tough time conquering the Nicklaus-designed course, but also remembering that the rolling terrain, creeks, woods and rugged, natural beauty are located in Bryan — not in the Texas Hill Country.

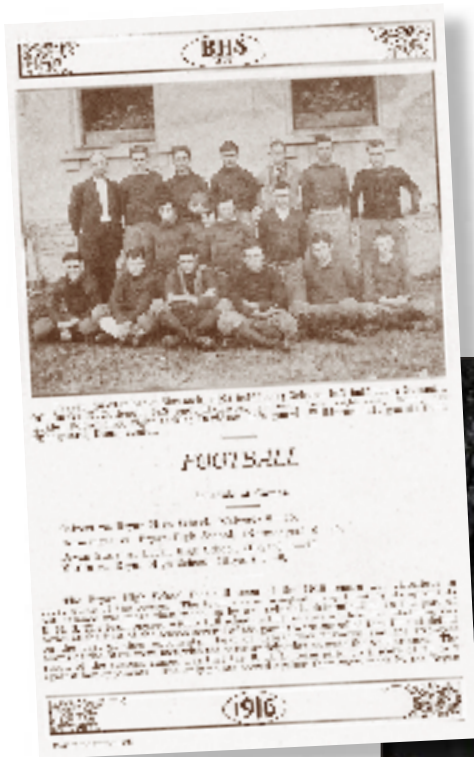


Advertisement 1943



Coulter Airfield

This sleepy little airport is no longer just a place to refuel small aircraft. A new fixed-base operator; a new terminal and a new attitude have transformed Coulter Field into the preferred airport for private pilots, business meetings, skydiving, flying lessons and more — all with service in mind.



Bryan High School football team 1916



Williamson Skate Park



Williamson Skate Park

The region's only free, public skate park entertains dozens of skater boys and skater girls a day. BMX bikers take their turn, too, on the ramps, jumps and steps. Finally, a place for skaters, designed by skaters.

Miramont

On the east side of Bryan's Central Business Corridor is Miramont, a golf course and residential development that exudes elegance from the moment you drive through the front gates. Golfers will enjoy the well-manicured beauty of the Robert Trent Jones-designed course. The majestic clubhouse and country club serve as the focal point for the property and a likely attraction for visitors to the community.

Children's Museum of the Brazos Valley

The wide streets and pedestrian-friendly atmosphere make Historic Downtown a natural location for festivals and special events. The Children's Museum of the Brazos Valley conducts its annual Fall Fest in and around the museum and attracts thousands of people to the area. The museum now occupies the former Bryan City Hall, which was constructed in 1929.



City Park, early 1900s

Financial Review

Fiscal Year 2003 Financials*

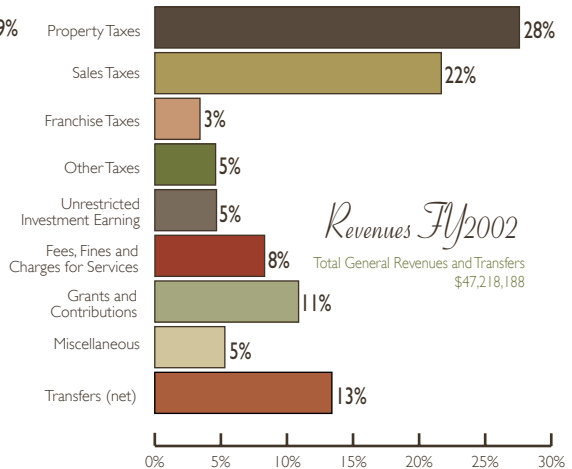
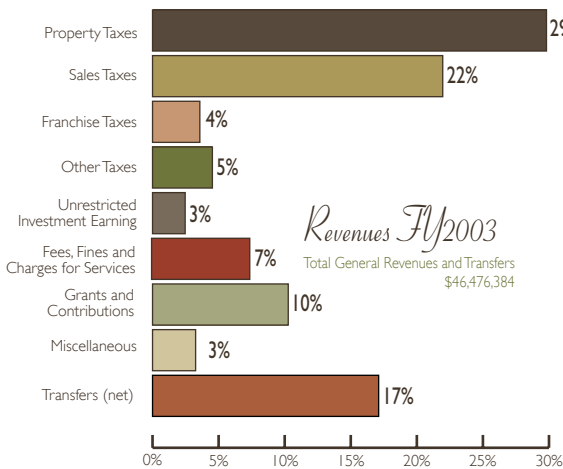
Citizens deserve accountability for the use of their tax dollars and this information is provided to promote a better understanding of Bryan's finances. This report presents a condensed overview of the city's Comprehensive Annual Financial Report for the fiscal year ending September 30, 2003. As a condensed report, the presentation is a simplified version of the financial data.

Financial statements for the City of Bryan are prepared in accordance with Governmental Accounting Standards Board Statement 34 (GASB 34). GASB 34 is an accounting standard designed to simplify the presentation of the true economic condition (entity-wide) and financial position (major funds) of the city.

Where the Money Comes From . . .

Revenues

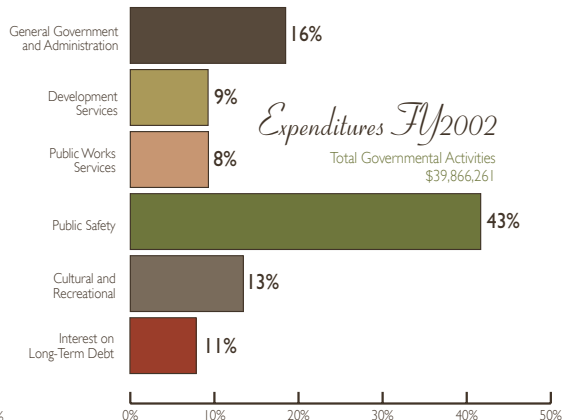
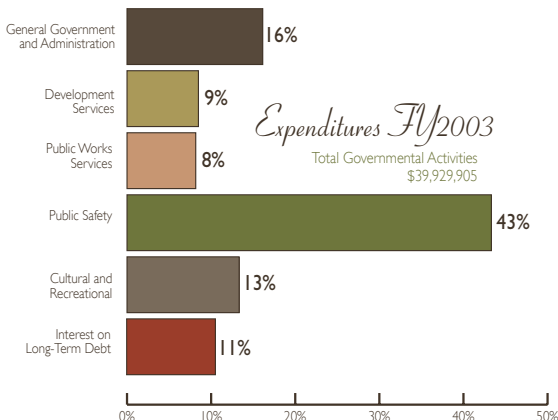
Major sources of revenues include property tax and sales tax. Total revenues for fiscal year 2003 were \$46,476,384.



Where the Money Goes . . .

Expenditures

Public Safety expenditures totaled \$17,263,595 or 43% of total 2003 expenditures. A significant portion of these expenses can be attributed to salaries, wages and employee benefits.



The City of Bryan as a Whole

Statement of Net Assets

The Statement of Net Assets looks at the city as a whole and is a useful indicator of the city's financial position. The table below provides a summary of the city's net assets for 2003 and 2002.

Assets	2003	2002
Current and Other Assets	\$57,308,318	\$50,006,427
Capital Assets	65,514,629	57,386,391
<i>Total Assets</i>	<i>122,822,947</i>	<i>107,392,818</i>
Liabilities		
Current and Other Liabilities	10,969,445	8,903,125
Long-Term Liabilities	60,028,212	53,210,882
<i>Total Liabilities</i>	<i>70,997,657</i>	<i>62,114,007</i>
Net Assets		
Invested in Capital Assets, Net of Related Debt	34,420,189	29,159,098
Restricted:		
Debt Service	631,944	1,470,016
Perpetual Care	1,354,688	1,417,676
Other Purposes	7,389,574	6,469,170
Unrestricted	8,028,895	6,762,851
<i>Total Net Assets</i>	<i>\$51,825,290</i>	<i>\$45,278,811</i>

- Current and other assets increased by \$7,301,891 which, primarily, can be attributed to the investment of debt proceeds. Capital assets, net of depreciation, increased by \$8,128,238.
- Current liabilities increased by \$2,073,181, which is due to issuance of certificates of obligation to fund street and park improvements.
- Restricted net assets are the part of net assets that are committed and, therefore, unavailable for new spending. Debt service payment requirements are reported as restricted net assets. In 2003, restricted net assets for debt service decreased \$838,072. This decrease was a budgeted reduction of fund balance in the debt service fund.
- Unrestricted net assets are the part of net assets that can be used to finance day-to-day operations without constraints established by covenants, enabling legislation or other legal requirements. In 2003, unrestricted net assets increased by \$1,266,044.
- The city's financial position improved from 2002 to 2003 as indicated by the \$6,546,479 increase in total net assets for governmental activities.

*Unaudited Figures

FY 2003 Highlights

October 2002

- The City of Bryan was honored by International City/County Management Association (ICMA) for outstanding use of performance information in the management of local government. Austin and San Antonio were the other Texas cities receiving ICMA's highest honor.
- In its October 14 issue, *BusinessWeek* features Bryan-College Station as one of 12 "pockets of prosperity" in the United States.

November 2002

- Mike Donoho was named fire chief for the City of Bryan. Donoho, 45, began his firefighting career with Bryan in 1978 at age 18.

December 2002

- Rami Cerone and his Caffé Capri win the third annual Mayor's Downtown Impact Award.
- The City of Bryan receives the Five-Star Award from the Texas Department of Health's Bureau of Vital Statistics for excellence in vital statistics reporting.

February 2003

- The City of Bryan launches a community Listserv® called *Get Connected*, giving subscribers access to immediate and valuable information.
- Geographic Information Services (GIS) Department created. Less than a year later, a public launch of GIS would result in a million hits to the GIS portion of the city's Web site in less than a week.
- The City of Bryan and Bryan Independent School District distribute the first *Living & Learning* community newsletter.

March 2003

- Phase One of the Downtown Master Plan begins with Main Street reconstruction.

April 2003

- For the 16th year, the City of Bryan is named Tree City USA for its efforts to preserve trees throughout the community, as well as its initiative to plant large numbers of new trees for future generations.
- City Secretary Mary Lynne Stratta receives the highest professional honor bestowed upon a city clerk. Stratta was chosen by the International Institute of Municipal Clerks to receive the 2003 Quill Award.
- Bryan's investment policy is named one of the state's best by the Government Treasurer's Organization of Texas.
- The centennial celebration for the Carnegie Library hosts 30 authors and more than 200 guests.

May 2003

- Bryan conducted municipal elections using the new eSlate voting system, and did so with flawless results.

- The Bryan City Council votes to move forward with a money-saving plan that jointly purchases health insurance with Brazos County and the City of College Station. The plan, devised by Bryan city staff, will save the three agencies a combined \$4 million over the next three years.

- Latham Boone III is appointed judge of Bryan Municipal Court.

June 2003

- The area's first skate park opens at Williamson Park. Local skaters assisted Bryan Parks & Recreation staff with the park's design and layout.
- The City of Bryan's electronic employee newsletter, *Bravo! Bryan*, is named by the Texas Association of Municipal Information Officers best newsletter – print or electronic – in Texas.
- Assistant Planner Lindsey Nall Guindi is named Development Review Planner of the Year by the Central Texas Chapter of the American Planning Association.

July 2003

- Former College Station Police Chief Mike Strobe is named chief of the Bryan Police Department.

August 2003

- The asphalt overlay of South College Avenue is conducted, making this important corridor a smooth drive.

September 2003

- Coulter Airfield celebrates 100 years of manned flight by hosting vintage, experimental and modern aircraft. Skydiving exhibitions and free flights for kids also highlight the event.
- The Bryan Police Department's tactical team places high in team and individual events at the Texas Tactical Police Officer Association Training Symposium.
- Bryan Police Officer Dean Swartzlander is named Officer of the Year by the Texas Municipal Police Association. Swartzlander was recognized for his role in apprehending one of three suspects involved in a robbery/shooting at the local Western Union office.
- Bryan is again honored by the International City/County Management Association for its outstanding use of performance information. Bryan and Austin are the only Texas cities earning the award.
- Bryan's Neighborhood Association Partnership Program is chosen to co-host a session on successful neighborhood programs at a national conference. Bryan's young program has facilitated neighborhood associations in every single member district in the city.
- By the end of FY 2003, Traditions Golf Course was 95% complete. Soon after, the Texas A&M University golf teams moved into the new Learning Center.

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BTU Outage Reports.....	(979) 821-5788
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Facility Services.....	(979) 209-5520
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Information Technology.....	(979) 209-5473
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Neighborhood Services	(979) 209-5115
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Public Information.....	(979) 209-5120
Purchasing	(979) 209-5500
Recycling	(979) 209-5900
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Solid Waste.....	(979) 209-5900
Transportation.....	(979) 209-5900
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Produced by
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Public Information Officer/Editor: Jay Socol
Photography: Chad Cockrum
Designer/Co-editor: Carolyn van Andel

Additional Photography Thanks to:
The Carnegie Center of Brazos Valley History
Dave McDermaid, Butch Ireland and The Eagle
Traditions Golf Course